



civil & structural  
engineering & planning



**SDP APPLICANT NARRATIVE**

Project Name: Cedar Urban Townhomes  
Project Address: 225 Cedar Avenue  
Date: July 10, 2020

**Description of Project**

Four (4) new 3-story townhome units proposed on a vacant lot, in two (2) buildings. Project includes a common drive aisle and individual unit garages located on the ground floor. Property will be subdivided as a Binding Site Plan during construction and individual townhomes will be made available for sale.

**Description of Project Consistency with the Snohomish Municipal Code (SMC)**

**SMC 14.65 Site Development Plans**

The project is a new multifamily development and thus is subject to site development plan requirements.

The project is consistent with the following approval criteria:

*1. Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development.*

The project is located within the Pilchuck District and within walking distance of downtown Snohomish. Adequate streets and sidewalks exist in the immediate vicinity of the project, and the project frontage will further be improved with a new sidewalk. Transit stops are available within a block of the site on 2<sup>nd</sup> Street. Multiple parks and open spaces are located within a half mile of the site, including Snohomish Skatepark, Snohomish Boys & Girls Club, Centennial Trail, Cady Park, Kla Ha Ya Park, the Snohomish River Front Trail, and Pilchuck Park. Water, sewer, and stormwater facilities are all located within Cedar Avenue near the site.

*2. The design and appearance of the structure shall be compatible with applicable design standards and guidelines.*

The project complies as detailed in later sections of this document.

*3. The development shall be consistent with the Comprehensive Plan.*

The project complies with and advances the following policies of the City of Snohomish Comprehensive Plan, last revised December 5, 2018:

Development Proposal	Relevant Comprehensive Plan policies
Project is a medium-density, compact townhome development, located near public amenities. Proposed density is 22 du/ac (4 units in 7,691 SF). Townhome development provides an alternative	MF 5.2, PD 16.1, PD 22.6, HO 1.1, HO 2.1, HO 4.1.

type of housing to single-family home ownership or apartment rentals.	
Project widens the sidewalk to 15' and provides direct sidewalk access to the units. Parking is located behind the principal building on the Cedar Avenue frontage to allow the building to be the predominant appearance on the site. The Cedar Avenue frontage features walkways, landscaping, and a building oriented to the street with front porches and large windows, to create a welcoming pedestrian environment.	MF 5.3, PD 13.1, PD 13.3, PD 13.4, PD 23.1.
A single vehicle access point is proposed from the street, and grasscrete is proposed for a portion of the drive as an alternative to asphalt. Parking is located behind the principal building on the Cedar Avenue frontage.	PD 13.5, PD 14.4.
Private, quasi-public, and common open spaces are provided throughout the site. Three new street trees and eight new on-site trees are proposed, to support the expansion of the community's public and private tree inventory.	PD 14.2, PD 14.3, EP 4.2.
Stormwater is managed through infiltration and low impact development techniques are proposed.	PD 22.1, PD 22.2, EP 3.1, EP 3.2, EP 3.4.

*4. The development shall mitigate any significant adverse environmental impacts.*

There are no critical areas or significant environmental concerns on or near the site. Low Impact Development techniques have been utilized in the design of stormwater systems. All stormwater will be infiltrated on-site.

*5. Concurrency requirements (SMC 14.20.090) shall be complied with.*

Concurrency review is not a requirement of this permit process, and the project will generate fewer than 10 PM peak hour trips, so SMC 14.20.090 is not applicable to this project.

*6. The development shall be consistent with the health, safety, and general welfare.*

The development will be consistent with health, safety, and general welfare by providing improved pedestrian access in the neighborhood, providing adequate utility connections to the new units, providing outdoor space for the townhome residents, and providing "eyes on the street" and an engaged street edge from the two townhome units fronting on Cedar Avenue.

**SMC 14.205 Permitted Land Uses**

Permitted land uses for this project are regulated by the Pilchuck District Development Regulations in Chapter 14.212. The site is located within the Pilchuck Center zone; townhouses are a permitted use per SMC 14.212.410 Table IV-1.

**SMC 14.210 Dimensional and Other Requirements**

Dimensional requirements for this project are regulated by the Pilchuck District Development Regulations in Chapter 14.212.

*Deviation from Code Requirements and Determination of Equivalence*

SMC 14.212.170 permits the City Planner to approve requested determinations of equivalence when certain criteria are satisfied. We are requesting determinations of equivalence on four items:

- Number of principal buildings on a lot (SMC 14.212.550.E)
- Ground floor ceiling height (SMC 14.212.550 Table V-3)
- Frontage coverage (SMC 14.212.550 Table V-3)
- Pedestrian access outside of vehicle lanes (SMC 14.212.610.D)

These requests are prepared in separate written documents enclosed with this application.

*Streets and Subdivisions*

Per SMC 14.212.300 Tables III-1 and III-2: Cedar Avenue between 2<sup>nd</sup> and 3<sup>rd</sup> Streets is a Type B Access Street. Per SMC 14.212.320, sites that include no corner lot and have less than 100 linear feet of frontage are only required to construct frontage improvements from the existing curb to the frontage line. The development proposal is to retain the existing curb and increase the sidewalk width to 15’ at the edge of the right-of-way, to allow for future relocation of the curb if needed. Street trees (Parrotia Persica/Persian Ironwood) are provided at a spacing of 12’ on center. Wooden planter boxes for resident gardens are proposed within the right-of-way at the edge of the front yards for Units 1 and 2, to soften the visual width of the 15’ sidewalk and to provide additional activity at the street edge. These planters can be removed when adjacent properties also begin to develop and construct continuous 15’ sidewalks. The existing right-of-way width is 80’, which is sufficient for a Type B Access Street.

The project is proposed to be subdivided as a Binding Site Plan during construction in accordance with SMC 14.215.140. The parent lot meets the requirements of SMC 14.212.310, including a minimum 20’ frontage on a public street, minimum size of 2,200 SF, and minimum dimension of 20’.

*Site Development Regulations*

In the Pilchuck District, one principal building at the frontage and one outbuilding to the rear of the principal building may be built on each lot per SMC 14.212.550.E. This project does not meet this exact requirement, so a Determination of Equivalence is being requested per SMC 14.212.170.

	<b>Requirement per SMC 14.212.550 Table V-3</b>	<b>Development Proposal</b>
<b>2. Building Height</b>		
A. Minimum height – Principal building	2 stories (second story at 75% of footprint)	3 stories



B. Maximum height: By right	3 stories	3 stories
C. Ground floor ceiling	12 ft min. clear	8' (See separate Determination of Equivalence)
D. Upper floor ceiling	8 ft min. clear	8'
<b>3. Building Orientation to Street</b>		
Principal building	Required	Both principal buildings are oriented towards the street, although one principal building is located behind the other.
Outbuilding	Required if corner lot	N/A – no outbuilding proposed
<b>4. Setbacks – Principal Building</b>		
E. Front setback – Primary frontage	0 ft min. 10 ft max.	10'
F. Front setback – Secondary frontage	0 ft min. 10 ft max.	N/A – no secondary frontage
G. Side setback	0 ft min.	3' – 10'
H. Rear setback	0 ft min. (8 ft min. for alley)	10'
I. Special setbacks	Floors above third floor set back 8 ft min. setback from the primary ground floor façade plane on any frontage.	N/A – only three stories are proposed
5. Setbacks - Outbuilding		N/A – no outbuilding proposed
6. Private Frontages	Permitted: terrace or lightwell, stoop, corner entry, forecourt, shopfront & canopy, grand entry	Stoop
7. Frontage Coverage	80% min.	61.6%
8. Building Length (Primary frontage)	150 ft. max.	37 ft.
9. Impervious Surface Coverage	90% max.	5,766 SF total impervious (roof, walkways, driveway) / 7,691 SF site area = 75% impervious surface coverage

*Landscape Regulations*

The paved walkways from the sidewalk to the principal building are of the same material as the sidewalk, so as to appear as an extension of the sidewalk, per SMC 14.212.700.E.1. A 585 SF area of shared open space is provided north of Unit 3, including a walking path and bench. This amount exceeds both 50% of the required pervious area (required pervious area =  $.10 \times 7691 = 769 \times 0.5 = 385$  SF) and 3% of the net residential area ( $7146 \times 0.3 = 215$  SF). All areas on site that are not covered by impervious surface or a structure are landscaped, per SMC 14.212.700.A. Street trees (*Parrotia Persica*/Persian Ironwood) are provided at a spacing of 12' on center. A wood fence is proposed at the perimeter of the property on the north and south sides.

**SMC 14.225/14.230 Design Standards**

The project is subject to the Pilchuck District Design Standards. Design review will be completed at the time of the building permit submittal, and responses to building design criteria will be provided at that time. Site design criteria responses are provided below.

*Design Standards*

Code ref	Standard	Development Proposal
SMC 14.212.830 Site Design – General		
A.	Pedestrian walkways from the public sidewalk to the primary door shall be clear, direct, and in all cases, separate from vehicle access.	Walkways to Units 1 and 2 are clear and direct. For Units 3 and 4, a woonerf-like driveway is proposed for pedestrian access, see enclosed Determination of Equivalence request.
B.	As applicable, the location and design of pedestrian and bicycle facilities, utility and mechanical equipment, and service areas for loading, outdoor storage, and solid waste shall be considered in overall site design and clearly addressed in the application.	Pedestrian walkways are provided to Units 1 and 2. A walkway and bench are provided in the common open space north of Unit 3.
C.	Storage of materials, except displays of merchandise catering to a pedestrian clientele, shall be within enclosed buildings.	No outdoor storage is proposed.
D.	Proposed methods to minimize the appearance of at-grade parking areas from the street and adjacent properties shall be clearly addressed in the application.	At-grade parking areas are located to the rear of the front principal building.
E.	Garden and screening walls, where used, shall exhibit detailing and artistry that may include top railings, caps, finials, etc.	No garden or screening walls are proposed.
F.	Unless no alternative is available, above-ground utility meters shall not be located on a street-facing building façade. Where no reasonable alternative exists, meters adjacent to or on a building façade and visible from a street or adjacent property shall be adequately screened with an architectural wall incorporated into the building design. Above-ground utility facilities, e.g., electrical cabinets, located between the sidewalk and a building shall be screened with landscaping.	No above-ground utility meters are proposed on a street-facing building façade.
G.	Outdoor trash and recycling areas shall be located at the rear of the site, when possible, away from pedestrian areas and screened on all sides. Screening enclosures shall match the	No outdoor trash and recycling areas are proposed. Trash and recycling will be accommodated within individual garages.

	materials and design elements of the primary structure.	
SMC 14.212.840 Building Design – General		Building Design criteria will be addressed at the time of building permit application.
SMC 14.212.870 Standards Specific to the Neighborhood Center Zone		
Intent: To promote opportunities for a variety of creative residential and employment designs at varying scales that individually reinforce the community character and collectively contribute to a continuous streetscape and a vital and interesting pedestrian experience.		
A.	Townhouse development in the Neighborhood Center zone shall be subject to the design standards for the Neighborhood Townhouse zone as applicable to the range of permitted private frontages in SMC 14.212.550.	A “Stoop” private frontage is proposed.
B.	<p>Private frontage areas should be designed for pedestrian interest and activity.</p> <p>1. If maintained at-grade with the sidewalk, such areas should appear as extensions of the adjacent sidewalk, although alternative paving materials, such as stamped concrete, bricks, pavers, or tile may be used. This area may be landscaped, provided that substantial pedestrian area is provided adjacent to all entries. If not landscaped, the frontage area may be used for retail display or seating area. Features that encourage use and enjoyment of the space should be incorporated.</p> <p>2. If the above-ground portion of a podium parking structure extends to or into a private frontage, the exterior podium wall shall not provide sidewalk views of vehicles, metal screening (unless highly decorative and providing significant screening), or blank concrete walls. Above-grade podium walls shall be enhanced with landscaping, architectural hardscape, or a combination, e.g., terraced planters, to provide an attractive view.</p>	<p>1. The pedestrian connection from the sidewalk to the front two units will be constructed at-grade, with the same material as the adjacent sidewalk. The area will be landscaped, and generous front porches are proposed to provide space for residents to engage with pedestrians. Wooden planter boxes for resident gardening are proposed in front of Units 1 and 2, within the right-of-way, to soften the look of the 15’-sidewalk and to provide additional activity at the edge of the street. These planter boxes can be removed as adjacent property frontages are developed with a similar 15’ sidewalk.</p> <p>2. No podium parking structures are proposed.</p>
C.	<i>Building Massing and Articulation.</i>	Building Design criteria will be addressed at the time of building permit application.
D.	<i>Windows and Entrances.</i>	
E.	Canopies or awnings...	
F.	<i>Balconies</i>	
G.	<i>Lighting</i>	
H.	<i>Roofs</i>	

---

### **SMC 14.235 Off-Street Parking, Loading, and Access Requirements**

Required parking for multifamily uses are 2 spaces per unit (SMC 14.235.170 Table 1). 2 spaces are provided for each townhome unit, located within a ground-floor garage in the same building as each unit. Garages are sized to allow two standard-size stalls each, and a 24'-wide aisle is provided between the front and back buildings to access the garages (SMC 14.235.260 Table 10).

The Pilchuck District Design Standards have additional parking and access requirements. Alley access is not available to the site, so access is kept to one (1) two-way curb cut from Cedar Avenue in compliance with SMC 14.212.610.D. The width of the curb cut is 20', which is the narrowest permitted per the fire department. Parking is located in first-floor garages accessed from a shared driveway behind the principal building, per SMC 14.212.610.G.1. Pedestrian access to the back two townhomes is not distinct from the vehicle lanes (as prescribed by SMC 14.212.610.D) because of the narrow width of the lot – in lieu of this, a drivable grasscrete is proposed for a portion of the driveway area, to provide a more woonerf-like experience for pedestrians and drivers into the back of the lot. A separate Determination of Equivalence request is enclosed for this deviation from the code standard.

### **SMC 14.255 Critical Areas – General**

The site is not located within the following critical areas, their associated buffers or building setback areas: wetlands, critical aquifer recharge areas, floodplains, geologically hazardous areas, or habitat conservation areas. SMC 14.255 is not applicable to the project.

### **SMC 14.260 Wetlands**

The site is not located within a wetland, buffer, or associated building setback, so SMC 14.260 is not applicable to this project.

### **SMC 14.280 Habitat Conservation Areas**

The site is not located within an area designated to be a Habitat Conservation Area, so SMC 14.280 is not applicable to this project.